

Fort Riley,
Building # 12
12 Forsythe Avenue
Fort Riley
Riley County
Kansas

HABS NO. KS-54-D

HABS
KANS,
81-FORIL,
2-D-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HABS
KANS,
81-FORIL,
2-D-

FORT RILEY, BUILDING # 12

Location: 12 Forsyth Avenue, Fort Riley, Riley County, Kansas
USGS Junction City Quadrangle, Universal Transverse
Mercator Coordinates: 14.692175.4326165

Present Owner: U.S. Department of the Army

Present Occupant: Building # 12-A- temporary vacant, # 12-B- Ltc. Leroy R. Goff and family

Present Use: Family officer's quarters

Significance: Building # 12 is representative of the type of officer's quarters built at Fort Riley in 1887. It, and the others like it, mark the beginning of a boom phase in construction and improvement at Fort Riley that resulted from an act of Congress made on January 19, 1887 to establish a school of instruction for cavalry and light artillery. Extensive improvements were planned as Fort Riley was then to become the depot through which all recruits into this branch of the service would come (Pride, p. 193). Fort Riley had been established and the first permanent buildings constructed in the 1850's. With the coming of the Civil War, little construction took place. Construction did not resume, then until this boom phase with the establishment of the school, 1886-1887. Also, Building # 12 Forsyth Avenue is one of four identical sets of family officer's quarters built in 1887 on this street (Buildings # 7, # 8, # 11 & # 12). They resemble greatly, from the exterior, Buildings # 20, # 22 & # 25 Sheridan Avenue, built the same year. In addition, Buildings # 96, # 98, # 102 & # 104 Schofield Circle, built two years later in 1889, used the same plans and differ only slightly in exterior detailing. In general, all the quarters along Forsyth Avenue are duplexes taken from two basic plans and constructed between 1887 and 1903.

PART I: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1887. This is the same date given on the Real Property Cards and the Engineer's Historical Record Book, Directorate of Engineering and Housing (DEH), Fort Riley, and the date that W.F. Pride gives for the completion of Building # 12 in his History of Fort Riley.

2. Architect: Plans were made in the Office of the Quartermaster General in Washington, D.C. The plans were approved by the Department of War and sent to Fort Riley for erection. Capt. George E. Pond, Quartermaster at Fort Riley is known to have designed some buildings at the fort. Thus, it is possible that he designed Building # 25 though no documentation was found to prove it. Mention was also made in various articles in the Junction City Union, newspaper during this period to an architect, "William Goding, working with Capt. Pond," beginning in April of 1887.
3. Original and subsequent owners: U.S. Department of War, Known since 1947 as the U.S. Department of the Army.
4. Builder, contractor, suppliers:
 - a. Builder: Building # 12 was built by the U.S. Department of War as field officer's quarters, under the direction of Capt. George E. Pond, Quartermaster.
 - b. Contractor: Capt. Pond advertised for bids on the construction of quarters in the Junction City Union (August 27, 1887, p. 3). The contract for Buildings # 7, # 8, # 11 & # 12 went to Zeigler and Dalton Brothers of Junction City (Union, September 3, 1887, p. 3). Zeigler Brothers did the carpentry work, and Dalton Brothers, the masonry (Union, June 4, 1887, p. 3).
 - c. Suppliers: The lumber used in the construction of Building # 12 and the others like it was supplied by E.F. White of Junction City (Union, December 10, 1887). The limestone came from the river bluffs here on the the post reservation (Journal of the U.S. Cavalry Assoc., p. 128).
5. Original plans and construction: Any original plans and drawings that exist for this building would be located in Record Group 92 at the National Archives, Washington, D.C. However, undated copies of what appear to be circa. 1889 front and side elevations and floor plans for Building # 12 (and also labeled for Quarters # 7, # 8, # 11, # 96, # 102 & # 104) are located among the plans and drawings at the D.E.H. (see Supplemental Materials # 1 - # 5). The original cost of Building # 12 according to the Engineer's Historical Record Book was \$9,662.50.
6. Alterations and additions: On the first floor, the small room behind the dining room was converted into a modern half bath and the open "butler's pantry" across from it has become an enclosed

pantry closet. The kitchen has been modernized with new flooring, appliances, etc. Upstairs, the small, third bedroom back has been converted into a modern bathroom. To the rear, the original "servant's room" with adjoining bath is now a single, larger bedroom. All new yellow pine flooring has been laid in the house. To the rear, first story has been added a small, frame entry enclosure. On the exterior, the original turn post porch has been replaced (plans for proposed new porch, dated 1937). A limestone garage was added to the rear of the house in 1938 (according to the Fort Riley Historical and Archeological Society's historic house tour booklet for 1975, the garages throughout the post were part of a W.P.A. project). Finally, there is a single story enclosed section constructed of tongue and groove boards above the garage.

B. Historical Context:

Building # 12 is one of four identical double sets of officer's quarters built along Forsyth Avenue in 1887. Its construction coincides with the establishment of the Cavalry and Light Artillery School, which marked the beginning of a boom period in the development of Fort Riley. Building # 12, along with the others on Forsyth Avenue, was built specifically as "Company Officer's Quarters," according to an 1890 plan of the fort with the name, Capt. George E. Pond, A.Q.M., U.S.A. upon it. During the twentieth century a series of Majors, Captains and Lieutenant Colonels and their families have resided here.

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Building # 12 is representative of the officer's quarters built at Fort Riley during the later part of the nineteenth century. Its limestone construction is indicative of the area as well as the fort itself. Though no longer hammered, as in the early phase of construction, Building # 12 and most of those that followed were built of rock-faced ashlar limestone. According to an article from this period located at the Kansas State Historical Society, "The new buildings (at Fort Riley), all, are artistic in style and fitted with every modern convenience" (Davis & Geary County, Clippings, p. 170). In addition, its Queen Anne styling reflects the popular architectural motifs of the 1880's period in which it was built. Likewise, the rock-faced treatment of the limestone recalls the Romanesque Revival style of H.H. Richardson, also popular in the 1880's.

B. Description of Exterior:

1. Overall dimensions: Building # 12 is two story, T-shaped structure with a two story rear wing. At both side elevations is a two story, three sided bay window. The main block (excluding the side bay windows) is approximately fifty-three and a half feet deep. The rear wing is approximately 46' x 23'. Each rear porch addition measures approximately 8' x 7'. It is four bays by three bays with a rear wing, two bays by two bays. The front pavilion is one bay deep. There is a full basement (no access to stair; presumed to be storage space only).
2. Foundations: The foundation is made of twenty inch thick ashlar limestone.
3. Walls: The walls are constructed of rock-faced limestone, eighteen inches thick. The gable ends of the main block are covered with pressed tin designed to look like U-shaped wooden shingles.
4. Structural systems, framing: Building # 12's walls are load bearing limestone. The floors and partition walls rest on wooden joists and beams.
5. Porches, balcony: At the facade, there is an L-shape porch to either side of the front pavilion (to serve each side of the duplex). It extends on the sides back to the bay window. It has a concrete floor resting on a limestone foundation and a shed roof supported by pairs of plain wooden columns (with three posts at the corners). It is enclosed with screening and has six concrete steps with an iron railing at the entry (see HABS photos # KS-54-D-1 & 2). To the rear, the flat concrete roof of the two car garage is used as a balcony, with iron railings. Access to it is from the side, concrete steps with iron railing or from the rear frame entry section (see HABS photo # KS-54-D-4).
6. Chimneys: Building # 12 has four chimneys (all rebuilt). There are two rectangular, corbeled brick chimneys, symmetrically located along the roof peak, to serve the living and dining room fireplaces of each side of the duplex. To the rear of the back wing, there is a rectangular, corbeled brick interior end chimney to either side of the roof peak, serving the kitchen of each side.
7. Openings:
 - a. Doorways and doors: The main entry of each duplex is located at the side wall of the front pavilion. There is a four panel door with a single light transom, above which is a wooden

arch. To the front facing side of the bay windows to either side elevation is a doorway with the same detailing and a two panel wooden door with two long glass panels above. The doorway to the basement at the side elevation below the bay windows has a rock-faced lintel with a wood panel door with three vertical glass panels above.

- b. Windows: The house has two over two sash windows. There are pairs of double windows, with a single arch, to either side of the front pavilion on both the first and second stories (see HABS photo # KS-54-D-3). The facade and side elevations of the main block have smooth-faced, segmental arches. At each side elevation of the main block is a three sided, two story bay window with paired windows, with a single arch, at the front-facing side. The bay has a wooden arch above with a smooth-faced, segmental arch and lug sill (see HABS photos # KS-54-D-4 & 5). At the side elevation of the rear wing, the window on the first story closest to the main block is the regular size found elsewhere, but the rest are smaller. Like the main block, the first story windows have rock-faced lintels and smooth-faced sills and the second story windows have wooden arches above the window with smooth-faced, segmental limestone arches and smooth-faced sills. The basement windows, two at each side elevation, are short, two over two sash windows with rock-faced lintels and smooth-faced sills (see HABS photos # KS-54-D-4 & 5). There are small, rounded, fixed windows in the gable ends of the main block (see HABS photo # KS-54-D-2).

8. Roof:

- a. Shape, covering: The main block has a side gabled roof with a front-facing gable pavilion. The rear wing also has a gable roof, front-facing. The roof was originally covered with tin and replaced with slate in April of 1932. It is now covered with composition shingles.
- b. Cornice, eaves: Building # 12 has a returned box cornice with cyma recta and scotia trim, below which is a plain frieze. The gable ends of the main block are covered with pressed tin made to look like wooden shingles (see HABS photo # KS-54-D-2).

C. Description of Interior:

1. Floor plans: Building # 12-A is entered by a front vestibule with double doors into a side stairhall with the open stairway running along the inside wall. The first room off the hall is the parlor

which adjoins the dining room behind it by a large, approximately six foot, doorway (see HABS photo # KS-54-D-7). Behind the dining room, with the entry towards the inside wall, is a small hall with a bath to the north and a pantry closet to the south. At the end of the hall is the kitchen with access at the south wall to the back hall where there is a back stairway and a door to the rear frame entry room (see HABS photo # KS-54-D-6). The second floor room plan and size follows that of the first, with bedrooms over the vestibule, living room, dining room and kitchen and a bath over that on the first story, to the rear. The basement is L-shape with a servant's room and a bathroom under the kitchen wing. There are large utility rooms, with plaster walls and concrete floors, under the living and dining rooms. Building #12-B is the exact reverse of this plan.

2. Stairways: Each side of Building # 12 has two stairways, a main, front stairway and a back stairway. All are of the same style and materials. They are a single flight, open stairs with turned balusters and a large, squared, beveled and fluted newel post resting on a square base. There are bull's eyes around the top portion of the post and it has a flat, hipped newel cap. There are decorative brackets to the side of each step (see HABS photos # KS-54-D-6 & 8).
3. Flooring: The floors throughout are post World War II, yellow pine, narrow width floor boards with a clear varnish. The kitchen floor is covered with linoleum tile and the bathrooms with ceramic tile.
4. Wall and ceiling finish: The walls and ceilings are plaster, painted white with no decorative detailing except the picture molding which appears approximately sixteen inches below the ceiling in the vestibule of # 12-A and the living room of # 12-A & # 12-B. In # 12-B there is a rounded arched niche for the telephone in the downstairs hall.
5. Openings:
 - a. Doorways and doors: Around the front entry are fluted frames with bull's eyes in the upper corners and at the bottom, a piece fluted in the opposite direction (horizontally) with a plain block below it. Above the door is a single light transom. The double doors from the vestibule into the stairhall, with two vertical wooden panels below and two long glass panels above, has the same surrounds as the front door, including transom. These same doorways appear throughout the first story of the main block. The living room and the dining

room are joined by a large, approximately six foot, doorway with six panel wooden doors that slide into the walls. The doorways in the first story rear wing are plain, wide boards with plain, modern doors. On the second story of the main block the doorways have fluted frames which go to the floor with no bull's eyes. The doors are all four panel, with transoms above the doors off the hall (see HABS photo # KS-54-D-8). In the back bedroom above the kitchen there are no surrounds and plain modern doors.

- a. Windows: The windows on the first story of the main block have the same fluted framing and bull's eyes as the doorways. In the pantry, bath and kitchen on the first floor there are plain board framings. The windows on the second floor also have the same fluted moldings as the doorways on the second floor. Also, the second story windows are set low to the floor. All the windows are deep set, due to the wall thickness, with broad, plain wooden sills. Finally the use of transoms over all the doors off the halls and to the outside allows for the borrowing of light into otherwise dark hallways. The transom over the door between the vestibule and hall in # 12-B has frosted glass.
6. Decorated features and trim: The baseboards in the first story of the main block start with a narrow, rounded strip of molding near the floor with a stepped molding above it followed by a plain wide band above which is a fluted molding similar to that which appears around the doorways and windows. The baseboards in the second story of the main block are like that on the first but without the top fluted section (see HABS photo # KS-54-D-8). The baseboards in the rear wing on the first and second story are plain. There is a built-in corner cabinet in the dining room to the side of the door to the pantry. There are two fireplaces which share the same chimney block in each half of the duplex, one in the inside corner of the living room and the other behind it in the dining room. Both have original, ornately carved slate mantels (painted white) and concrete hearths (see HABS photo # KS-54-D-7).
7. Hardware: All the doors in the main block, with the exception of the front most, small bedroom on the second story, have original, scroll patterned brass door knobs and plates. Upstairs, most of the hinges also have decorative scroll work. The doors in the rear wing all have plain, modern hardware. In addition, all the transoms have operable hardware. In the second story, large, front bedroom in # 12-A are old decorative locks with with a flip over catch on the windows on the southside wall.

8. Mechanical equipment: Built in 1887, Building # 12 was probably originally heated by wood and/or coal burning fireplaces. Then, in 1889, a central steam heating plant was constructed, which heated eighty-three buildings, on post. It operated from November until April with a fuel consumption of sixteen to twenty-five tons of coal per day. The system consisted of a battery of seven boilers and a pump room (Journal of the U.S. Cavalry Assoc., p. 118). It was said, in 1890, to be the most "extensive and comprehensive" heating system in the world (Union, January 18, 1890, p. 3). Thus, there are radiators throughout Building # 12. The central system was later replaced with individual steam heating systems in each structure, in the early twentieth century. The house is now heated by a National U.S., 209 Series Boiler. Finally, in the basement bathroom in the B side is a old claw foot bath tub.
- D. Site: Building # 12 faces west onto Forsyth Avenue. It sits on a flat lot between two double sets of officers quarters and is shaded by trees. Forsyth Avenue is a wide, straight, tree lined street with the cavalry commander's residence at one end (# 1 Barry Avenue) and the Cavalry Parade Field (across Sheridan Avenue) at the other (see HABS photos # KS-54-14, 15 & 16). Thus, the quarters along forsyth Avenue, all company officer's quarters, create a visual path along which the cavalry commander could view the activities on the field ahead. According to W.F. Pride, "an old drawing found among some blueprints of this period (circa. 1886), indicated that it was not the original intent of the quartermaster to build Forsyth Avenue" (Pride, p. 193). Thus, the addition of Forsyth Avenue represents a deviation from the original plan of the fort as well as its expansion. (Note: the original plan of the fort is no longer apparent due to changes and the removal of early buildings). This new plan, which changed the scheme of the original post, was prepared by George E. Pond, Assistant Quartermaster General (see Supplemental Material # 6). Pond was assigned to this project by General Sheridan (Journal of the U.S. Cavalry Assoc., p. 118).

PART III: SOURCES OF INFORMATION

- A. Architectural Drawings: See Part I., section A.-5.
- B. Early Views: none found
- C. Bibliography:
1. Primary and unpublished sources:

Engineer's Historical Record Book, Directorate of Engineering and Housing, Fort Riley.

Real Property Cards, Directorate of Engineering and Housing, Fort Riley.

1890 Plan of Fort Riley, Plans and Drawings Collection, U.S. Cavalry Museum, Fort Riley.

2. Secondary and published sources:

Davis & Geary County, Clippings, Vol. 2, 1883-189, Kansas State Historical Society, Topeka.

Fort Riley, Clippings, Vol. 1, 1855-1941, Kansas State Historical Society.

Journal of the U.S. Cavalry Association, Vol. 13, 1902-1903.

Pride, W.F. The History of Fort Riley, 1926.

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D. Supplemental Material
1. Front Elevation

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Front Elevation -

Scale 1/8" = 1'

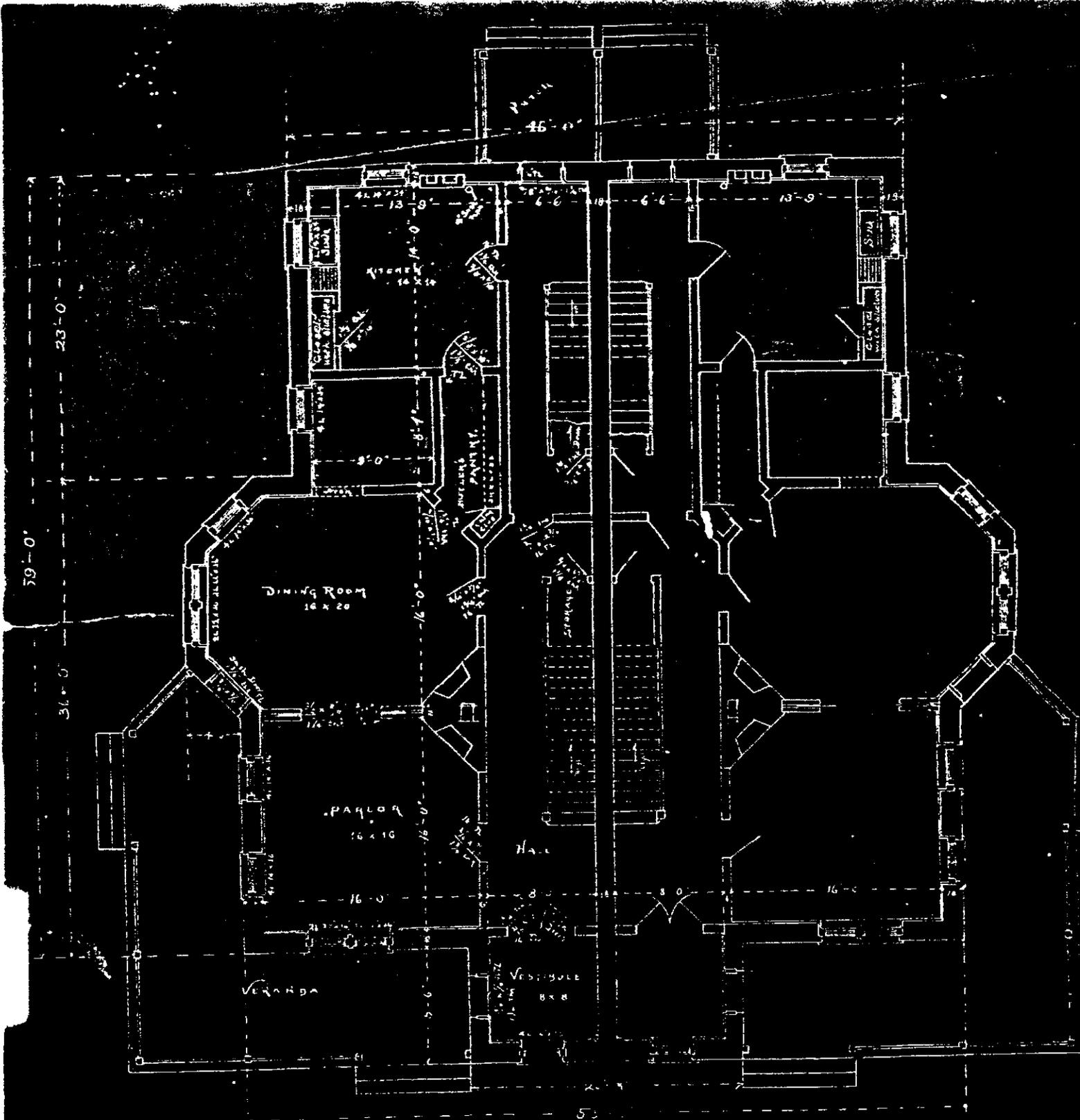
2. Side Elevation



Side Elevation

Scale 1/8" = 1'

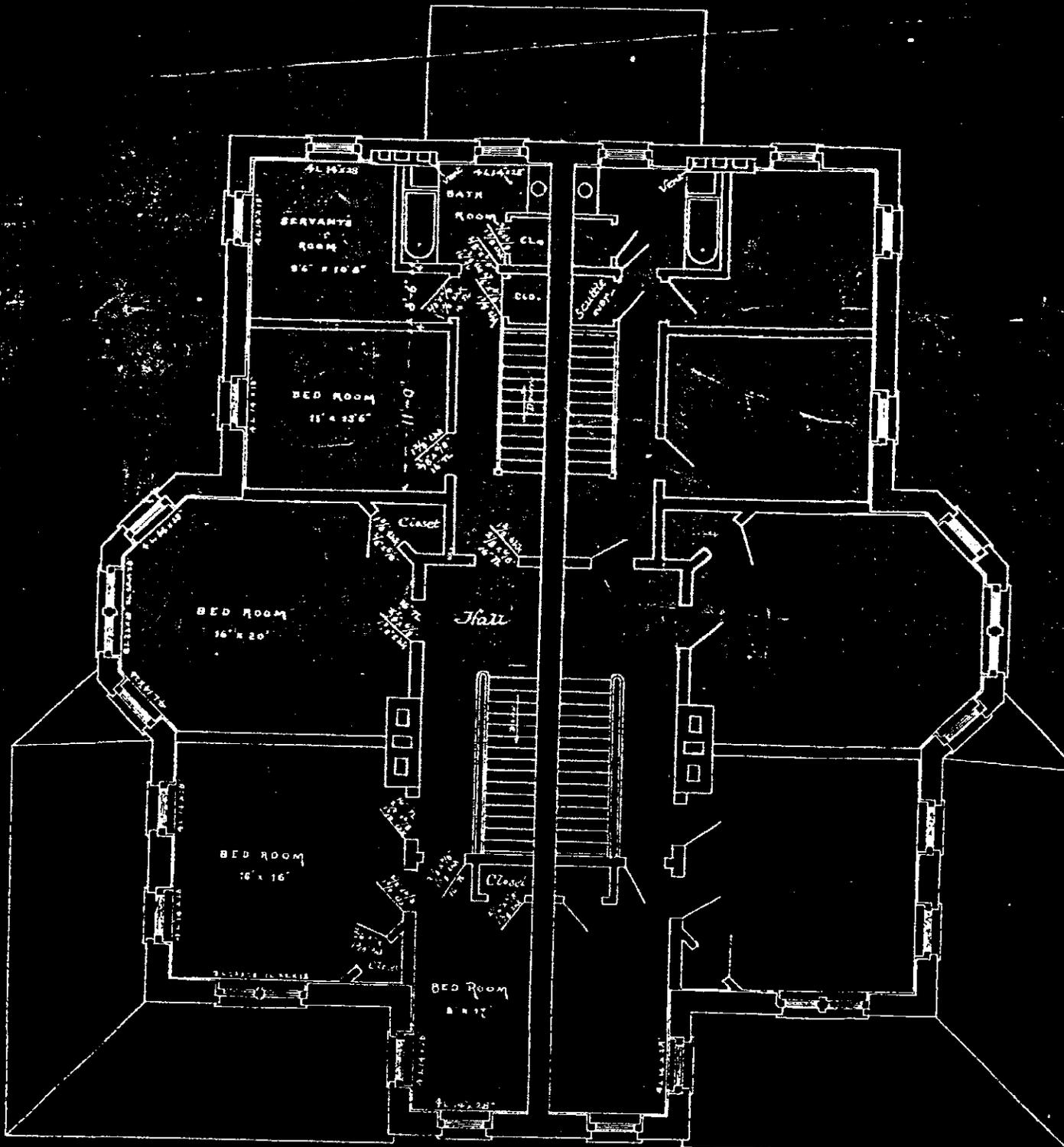
3. First Floor



FIRST-FLOOR-PLAN-

Scale 1/8" = 1'

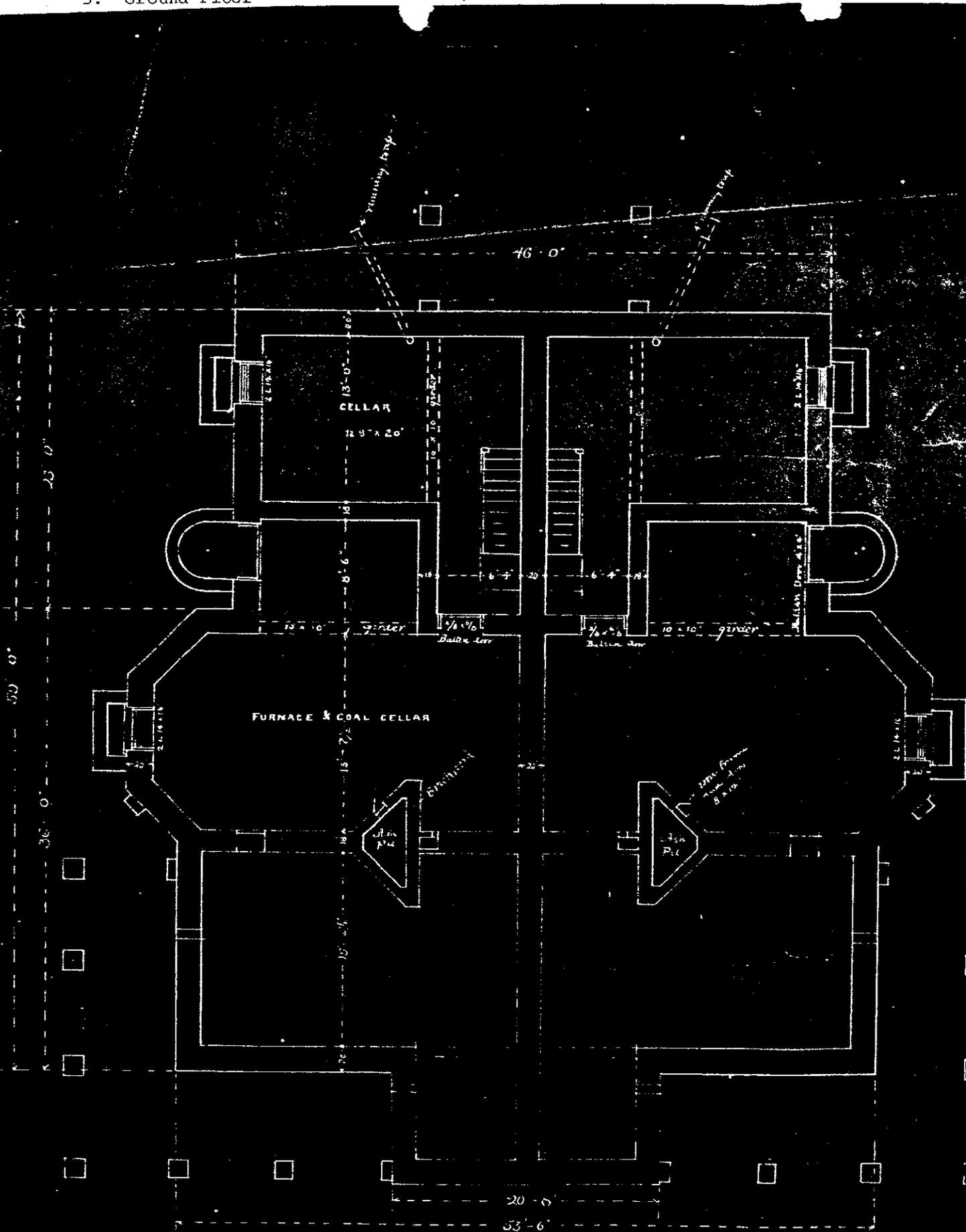
4. Second Floor



SECOND FLOOR PLAN-

5-11 1/2 x 1'

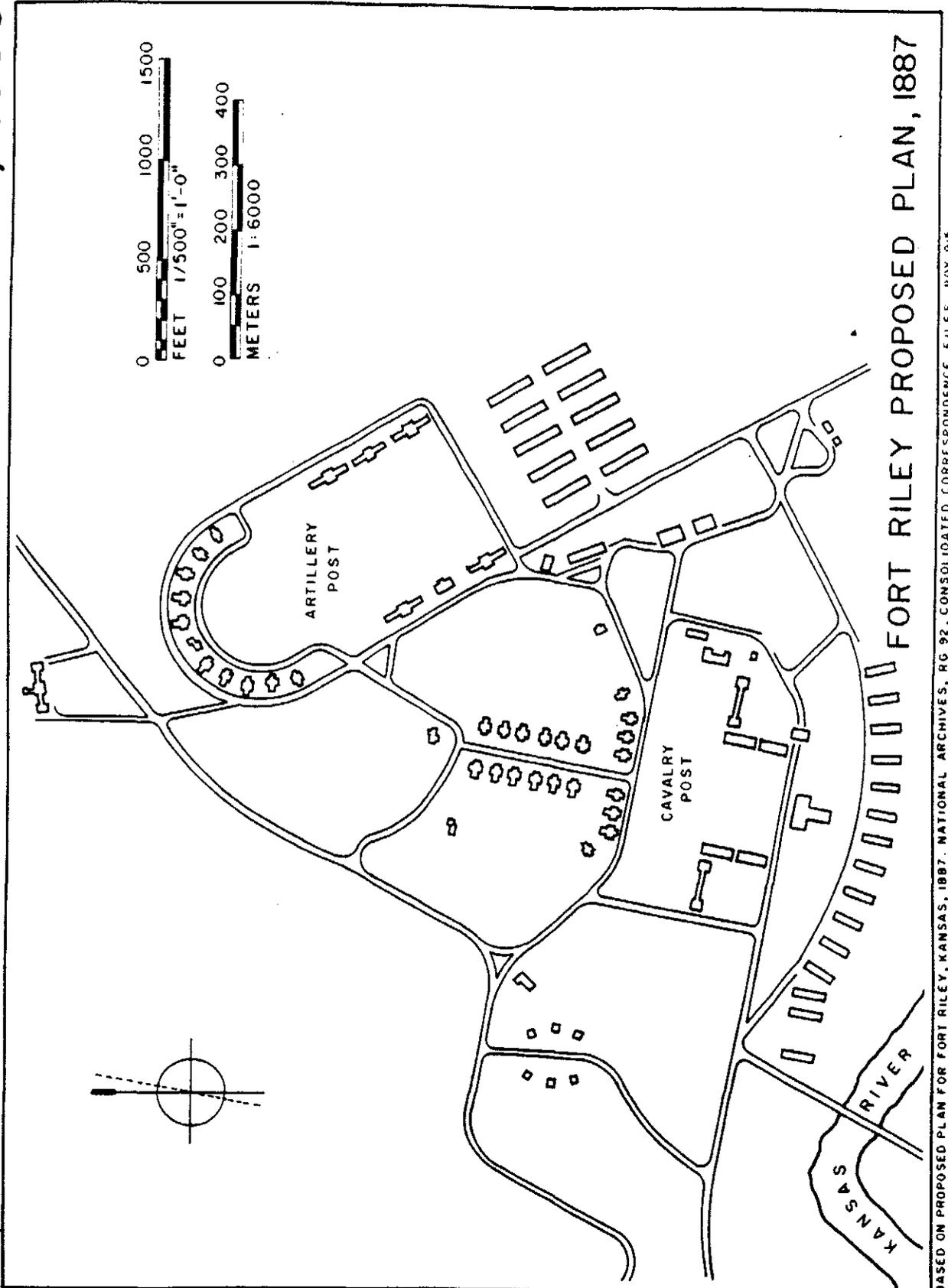
5. Ground Floor



GROUND PLAN.

6. Fort Riley, Proposed Plan, 1887

PROPOSED PLAN, 1887 AND SITE PLAN, 1985



PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the National Park Service in agreement with the post commander at Fort Riley, Kansas and the headquarters of the United States Army Corps of Engineers, Washington, D.C. The project was completed under the general supervision of Robert J. Kapsch, Chief of the HABS/HAER Division. Sally Kress Tompkins served as Program Coordinator and Robie Lange as Project Leader. The field supervisor was James A. Glass (historian, Cornell University). The project historians were Catherine Crawford (University of Maryland) and Joseph Rodriguez (University of California). Large format photography was undertaken by Mike Whye. Documentation was prepared for transmittal to the Library of Congress by Catherine Crawford.